

ADMINISTRATIVE AMENDMENT PD-97-002

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Lee Health Ventures, Inc., represented by Lee Memorial Hospital, Inc., dba Lee HealthCare Resources filed an application for administrative approval to a Commercial Planned Development on a project known as Cypress Cove at HealthPark Florida to allow a deviation as follows:

Deviation 8 from Section 34-2020(1)c., which requires multiple family buildings to provide 1.5 parking spaces per unit for one bedroom units and 1.75 parking spaces per unit for two bedroom apartments to permit 0.75 parking spaces per one bedroom unit and 0.875 parking spaces per two bedroom unit in multiple family buildings.

WHEREAS, the subject property is located west of Bass Road, north of Summerlin, at the present end of HealthPark Circle South, described more particularly as:

LEGAL DESCRIPTION: In Section 04, Township 46 South and Section 33, Township 45 South, Range 24 East, Lee County, Florida:

A tract or parcel of land lying in Section 04, Township 46 South, Range 24 East, Lee County, Florida being part of tracts "G" and "K" as shown on the plat of "HealthPark Florida West" as recorded in Plat Book 47 at Pages 1 through 9, Public Records of Lee County, Florida and all of Lot 11 and part of tract "M" as shown on the plat of "Phase I-F HealthPark Florida West" as recorded in Plat Book 53 at Pages 81 through 90, said Public Records, which tract or parcel is described as follows:

From the West Quarter (W¼) section corner of said Section 04 run N01°21' 19"W along the West line of said section also being the West plat boundary line of said "HealthPark Florida West" for 50.00 feet to an intersection with the Westerly prolongation of the South line of tract "D" as shown on said "HealthPark Florida West" plat;

THENCE run N88°52'05"E along said prolongation for 50.00 feet to the Southwest corner of said tract "D":

THENCE run the following courses and distances along the perimeter of said tract "D";

N88°52'05"E for 139.51 feet; N01°21'19"W for 91.67 feet; N40°11'34"E for 94.66 feet to a point designated "A"; N12°50'16"W for 192.84 feet; N35°39'59"W for 114.50 feet; N80°07'08"W for 101.30 feet to the Northwest corner of said tract "D";

THENCE continue N80°07'08"W along the Northwesterly prolongation of the last mentioned course for 50.98 feet to an intersection with the West line of said

Section 4 also being the West plat boundary line of said "HealthPark Florida West;

THENCE run N01°21'19"W along said line for 1,472.36 feet;

THENCE departing said line run the following courses and distances along the perimeter of Lot 17 as shown on the proposed plat of Cypress Cove at "HealthPark Florida West";

N88°38'41"E for 194.27 feet to a point of cusp; Southwesterly along an arc of a curve to the left of radius 100.00 feet (chord bearing S48°02'54"W) (chord 114.47 feet) (delta 69°49'51") for 121.88 feet to a point of compound curvature; Southerly along an arc of a curve to the left of radius 789.95 feet (chord bearing S03°56'16"W) (chord 252.46 feet) (delta 18°23'24") for 253.55 feet to a point of compound curvature; Southeasterly and Easterly along an arc of a curve to the left of radius 50.00 feet (chord bearing S76°17'58"E) (chord 94.58 feet) (delta 142°05'05") for 123.99 feet to a point of reverse curvature and a point designated "B"; Easterly along an arc of a curve to the right of radius 201.00 feet (chord bearing N73°01'25"E) (chord 260.36 feet) (delta 80°43'52") for 283.21 feet to a point of tangency; S66°36'39"E for 7.70 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 200.00 feet (chord bearing S51°58'60"E) (chord 101.01 feet) (delta 29°15'19") for 102.12 feet to a point of tangency; S37°21'20"E for 85.18 feet to a point of curvature; Easterly and Northeasterly along an arc of a curve to the left of radius 30.00 feet (chord bearing N82°17'23"E) (chord 52.15 feet) (delta 120°42'33") for 63.20 feet to a point of compound curvature; Northerly along an arc of a curve to the left of radius 150.00 feet (chord bearing N01°04'41"W) (chord 117.28 feet) (delta 46°01'35") for 120.50 feet to a point of reverse curvature; Northerly and Northeasterly along an arc of a curve to the right of radius 29.00 feet (chord bearing N26°35'43"E) (chord 44.87 feet) (delta 101°22'23") for 51.31 feet to a point of tangency; N77°16'55"E for 58.90 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 321.98 feet (chord bearing S88°40'25"E) (chord 156.27 feet) (delta 28°05'21") for 157.85 feet to a non-tangent compound curve; Southeasterly along an arc of a curve to the right of radius 63.54 feet (chord bearing S49°59'39"E) (chord 54.67 feet) (delta 50°57'46") for 56.52 feet to an intersection with the Westerly line of tract "F" as shown on said plat of "HealthPark Florida West"; THENCE run the following two (2) courses and distances along said Westerly tract line and continue along the perimeter of said Lot 17: S14°19'12"E for 1.01 feet; S28°11'55"E for 32.45 feet to a point of curvature; THENCE run Southerly departing said Westerly tract line and continuing along the perimeter of said Lot 17 along an arc of a curve to the right of radius 30.00 feet (chord bearing S07°46'37"E) (chord 20.94 feet) (delta 40°50'36") for 21.39 feet to a point of tangency; S12°38'41"W for 174.48 feet to a point of curvature; Southerly along an arc of a curve to the left of radius 30.00 feet (chord bearing S22°21'19"E) (chord 34.41 feet) (delta 70°00'00") for 36.65 feet to a point of tangency; S57°21'19"E for 45.89 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 30.00 feet (chord bearing N82°40'15"E) (chord

38.55 feet) (delta 79°56'52") for 41.86 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the right of radius 390.93 feet (chord bearing N46°41'15"E) (chord 54.41 feet) (delta 07°58'52") for 54.46 feet to a point of reverse curvature; Northeasterly along an arc of a curve to the left of radius 1,171.60 feet (chord bearing N48°41'22"E) (chord 81.31 feet) (delta 03°58'38") for 81.33 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 75.00 feet (chord bearing N89°26'04"E) (chord 101.79 feet) (delta 85°28'03") for 111.88 feet to a point of tangency and an intersection with the Westerly line of the hereinabove mentioned tract "F";

THENCE run the following five (5) courses and distances along said Westerly tract line and continuing along the perimeter of said Lot 17: S47°49'54"E for 33.97 feet; S37°20'12"E for 59.21 feet; S18°35'49"E for 57.46 feet; S15°04'16"E for 57.95 feet; S16°24'32"E for 33.23 feet to a point of curvature;

THENCE run Southwesterly departing said Westerly tract line and continuing along the perimeter of Lot 17 along an arc of a curve to the right of radius 15.00 feet (chord bearing S27°31'03"W) (chord 20.81 feet) (delta 87°51'09") for 23.00 feet to a point of tangency; S71°26'37"W for 88.15 feet to a point of curvature; Southwesterly along an arc of a curve to the left of radius 50.00 feet (chord bearing S62°02'39"W) (chord 16.33 feet) (delta 18°47'56") for 16.41 feet to a point of tangency; S52°38'41"W for 28.66 feet to a point of curvature; Southerly and Southeasterly along an arc of a curve to the left of radius 30.00 feet (chord bearing S12°21'19"E) (chord 54.38 feet) (delta 130°00'00") for 68.07 feet to a point of tangency; S77°21'19"E for 128.38 feet to a point of curvature; Southeasterly along an arc of a curve to the right of radius 70.00 feet (chord bearing S49°46'12"E) (chord 64.83 feet) (delta 55°10'14") for 67.40 feet to a point of tangency and an intersection with the Westerly line of the hereinabove mentioned tract "F";

THENCE run the following three (3) courses and distances along said Westerly tract line and continuing along the perimeter of said Lot 17: S22°11'05"E for 3.52 feet; S35°58'12"E for 54.21 feet; S41°33'27"E for 6.09 feet to a point of curvature;

THENCE run Southeasterly departing said Westerly tract line and continuing along the perimeter of said Lot 17 along an arc of a curve to the right of radius 30.00 feet (chord bearing S31°24'08"E) (chord 10.58 feet) (delta 20°18'37") for 10.63 feet to a point of tangency; S21°14'50"E for 58.66 feet to a point of curvature; Southerly along an arc of a curve to the right of radius 161.00 feet (chord bearing S01°52'54"W) (chord 126.48 feet) (delta 46°15'28") for 129.98 feet to a point of compound curvature; Southwesterly along an arc of a curve to the right of radius 35.00 feet (chord bearing S52°11'28"W) (chord 31.98 feet) (delta 54°21'41") for 331.21 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the left of radius 30.00 feet (chord bearing S58°19'17"W) (chord 21.55 feet) (delta 42°06'04") for 22.04 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 541.00 feet (chord bearing S40°29'42"W) (chord 60.85 feet) (delta 06°26'53") for 60.88 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the left of

radius 107.00 feet (chord bearing S36°18'08"W) (chord 27.62 feet) (delta 14°50'00") for 27.70 feet to a point of compound curvature; Southerly along an arc of a curve to the left of radius 30.00 feet (chord bearing S11°13'10"E) (chord 38.65 feet) (delta 80°12'37") for 42.00 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the right of radius 240.50 feet (chord bearing S42°22'23"E) (chord 74.84 feet) (delta 17°54'12") for 75.15 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the left of radius 21.50 feet (chord bearing S56°52'10"E) (chord 17.11 feet) (delta 46°53'45") for 17.60 feet to a point of reverse curvature; Southeasterly along an arc of a curve to the right of radius 78.50 feet (chord bearing S59°11'53"E) (chord 56.57 feet) (delta 42°14'19") for 57.87 feet to a point of tangency; S38°04'43"E for 40.06 feet to an intersection with the Westerly line of the hereinabove mentioned tract "F"; THENCE run the following two (2) courses and distances along said Westerly tract line and continuing along the perimeter of said Lot 17: S40°22'07"E for 26.24 feet; S67°48'00"E for 27.22 feet to the Northwestern corner of tract "P" as shown on the plat of "Phase I-F Healthpark Florida West" as recorded in Plat Book 53 at pages 81 through 90 Lee County Public Records; THENCE run S08°18'32"W along the Westerly line of said tract "P" and the perimeter of Lot 17 for 70.97 feet to an intersection with the Northerly curved right-of-way (ROW) line of Healthpark Circle, Tract "M" as shown on said plat of "Phase I-F HealthPark Florida West"; THENCE run Westerly along said curved Northerly ROW line and the perimeter of said Lot 17 to the right of radius 650.00 feet (chord bearing S80°58'12"W) (chord 115.76 feet) (delta 10°13'04") for 115.92 feet; THENCE departing said ROW line run the following courses and distances along the perimeter of said Lot 17: Northwesternly along an arc of a curve to the left of radius 464.50 feet (chord bearing N26°50'55"W) (chord 88.60 feet) (delta 10°56'45") for 88.74 feet to a point of reverse curvature; Northwesternly along an arc of a curve to the right of radius 25.00 feet (chord bearing N27°00'40"W) (chord 4.63 feet) (delta 10°37'15") for 4.63 feet to a point of tangency; N21°42'03"W for 65.37 feet to a point of curvature; Northwesternly along an arc of a curve to the left of radius 25.00 feet (chord bearing N27°51'45"W) (chord 5.37 feet) (delta 12°19'24") for 5.38 feet to a point of compound curvature; Northwesternly along an arc of a curve to the left of radius 165.50 feet (chord bearing N41°16'41"W) (chord 41.79 feet) (delta 14°30'28") for 41.91 feet to a point of compound curvature; Westerly along an arc of a curve to the left of radius 35.00 feet (chord bearing S88°22'60"W) (chord 47.82 feet) (delta 86°10'11") for 52.64 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 245.94 feet (chord bearing S63°12'23"W) (chord 151.25 feet) (delta 35°48'58") for 153.74 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the left of radius 126.00 feet (chord bearing S56°58'51"W) (chord 103.03 feet) (delta 48°16'02") for 106.15 feet to a point of compound curvature; Southerly along an arc of a curve to the left of radius 50.00 feet (chord bearing S02°21'18"E) (chord 57.65 feet) (delta 70°24'17") for 61.44

feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 388.17 feet (chord bearing S07°30'46"W) (chord 549.63 feet) (delta 90°08'26") for 610.69 feet to a point of compound curvature; Southwesterly along an arc of a curve to the right of radius 100.00 feet (chord bearing S63°48'55"W) (chord 38.96 feet) (delta 22°27'51") for 39.21 feet to a point of compound curvature; Westerly along an arc of a curve to the right of radius 733.65 feet (chord bearing S80°01'33"W) (chord 127.34 feet) (delta 09°57'27") for 127.50 feet to a point of compound curvature; Northwesterly along an arc of a curve to the right of radius 30.00 feet (chord bearing N60°59'42"W) (chord 33.55 feet) (delta 68°00'02") for 35.61 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 30.00 feet (chord bearing N74°42'47"W) (chord 44.39 feet) (delta 95°26'11") for 49.97 feet to a point of reverse curvature; Westerly along an arc of a curve to the right of radius 256.41 feet (chord bearing S66°52'16"W) (chord 82.89 feet) (delta 18°36'15") for 83.26 feet to a point of tangency; S76°10'23"W for 21.74 feet to a point of curvature; Westerly along an arc of a curve to the right of radius 353.46 feet (chord bearing S88°12'03"W) (chord 147.31 feet) (delta 24°03'21") for 148.40 feet to a point of reverse curvature; Westerly and Southerly along an arc of a curve to the left of radius 35.00 feet (chord bearing S40°58'31"W) (chord 60.16 feet) (delta 118°30'27") for 72.39 feet to a point of reverse curvature; Southerly along an arc of a curve to the right of radius 340.74 feet (chord bearing S09°32'27"W) (chord 318.04 feet) (delta 55°38'20") for 330.89 feet to a point of compound curvature; Westerly along an arc of a curve to the right of radius 32.00 feet (chord bearing S81°29'04"W) (chord 44.56 feet) (delta 88°14'55") for 49.29 feet to a point of tangency; N54°23'28"W for 30.05 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 35.00 feet (chord bearing S83°15'31"W) (chord 47.16 feet) (delta 84°42'03") for 51.74 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the right of radius 121.00 feet (chord bearing S51°56'56"W) (chord 46.34 feet) (delta 22°04'53") for 46.63 feet to a point of reverse curvature; Southwesterly along an arc of a curve to the left of radius 50.00 feet (chord bearing S26°50'33"W) (chord 58.99 feet) (delta 72°17'38") for 63.09 feet to a point of tangency; S09°18'16"E for 6.89 feet; S81°00'52"W for 11.99 feet to an intersection with the Easterly curved line of Tract "K" as shown on said plat of HealthPark Florida West";

THENCE run S88°38'14"W departing said tract line and continuing along the perimeter of said Lot 17 for 98.88 feet to an intersection with the West line of said Tract "K" also being the West plat boundary line of said "HealthPark Florida West";

THENCE run N01°21'46"W along said line and said perimeter of Lot 17 for 525.60 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the following three (3) parcels:

PARCEL 1

From the hereinabove point designated "A" run N12°50'16"W along the Easterly line of Tract "D" as on said plat of "Healthpark Florida West" for 64.21 feet; THENCE run N77°09'44"E departing said tract line for 32.00 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run the following courses and distances along the perimeter of Parcel 1: N12°50'16"W for 170.95 feet to a point of curvature; Northerly and Easterly along an arc of a curve to the right of radius 30.00 feet (chord bearing N42°26'46"E) (chord 49.32 feet) (delta 110°34'03") for 57.89 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 1,943.76 feet (chord bearing S87°44'49"E) (chord 371.03 feet) (delta 10°57'12") for 371.59 feet to a point of reverse curvature and a point designated "C"; Southeasterly and Southerly along an arc of a curve to the right of radius 25.00 feet (chord bearing S33°21'17"E) (chord 43.24 feet) (delta 119°44'15") for 52.25 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 328.19 feet (chord bearing S06°45'57"W) (chord 221.78 feet) (delta 39°29'46") for 226.23 feet to a point of reverse curvature; Southerly and Westerly along an arc of a curve to the right of radius 25.00 feet (chord bearing S46°01'09"W) (chord 42.86 feet) (delta 118°00'09") for 51.49 feet to a point on a non-tangent line; N76°54'50"W for 24.91 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the right of radius 25.00 feet (chord bearing N36°54'26"W) (chord 33.42 feet) (delta 83°52'54") for 36.60 feet to a point of tangency; N05°02'01"E for 36.96 feet to a point on a non-tangent curve; Northwesterly along an arc of a curve to the left of radius 46.00 feet (chord bearing N38° 50'17"W) (chord 63.76 feet) (delta 87°45'05") for 70.45 feet to a point of compound curvature; Westerly along an arc of a curve to the left of radius 336.06 feet (chord bearing S78°55'31"W) (chord 211.72 feet) (delta 36°43'20") for 215.39 feet to a point of reverse curvature; Westerly and Northwesterly along an arc of a curve to the right of radius 30.00 feet (chord bearing N66°08'12"W) (chord 48.11 feet) (delta 106°35'53") for 55.81 feet to the POINT OF BEGINNING.

PARCEL 2

From the hereinabove point designated "C" run Westerly along the curved Northerly boundary line of Parcel 1 to the right of radius 1,943.76 feet (chord bearing S88°22'13"W) (chord 108.12 feet) (delta 03°11'15") for 108.14 feet; THENCE run N00°02'10"W departing said boundary line for 68.00 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run the following courses and distances along the perimeter of Parcel 2: Westerly along an arc of a curve to the right of radius 1,875.76 feet (chord bearing N88°53'54"W) (chord 74.48 feet) (delta 02°16'31") for 74.49 feet to a point of compound curvature; Northwesterly along an arc of a curve to the right of radius 35.00 feet (chord bearing N41°18'16"W) (chord 50.74 feet) (delta 92°54'45") for 56.76 feet to a point of tangency; N05°09'06"E for

76.98 feet to a point of curvature; Northerly along an arc of a curve to the left of radius 226.00 feet (chord bearing N01°33'03"W) (chord 52.75 feet) (delta 13°24'17") for 52.87 feet to a point of reverse curvature; Northerly along an arc of a curve to the right of radius 80.30 feet (chord bearing N00°48'01"E) (chord 25.27 feet) (delta 18°06'23") for 25.38 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 30.00 feet (chord bearing N27°13'13"E) (chord 17.91 feet) (delta 34°44'01") for 18.19 feet to a point of compound curvature; Easterly along an arc of a curve to the right of radius 15.00 feet (chord bearing N71°11'06"E) (chord 13.43 feet) (delta 53°11'45") for 13.93 feet to a point of reverse curvature; Easterly along an arc of a curve to the left of radius 28.00 feet (chord bearing N78°34'01"E) (chord 18.43 feet) (delta 38°25'54") for 18.78 feet to a point of reverse curvature; Easterly along an arc of a curve to the right of radius 40.00 feet (chord bearing S81°25'41"E) (chord 50.58 feet) (delta 78°26'29") for 54.76 feet to a point of tangency; S42°12'27"E for 2.66 feet to a point of curvature; Southerly along an arc of a curve to the right of radius 35.00 feet (chord bearing S23°02'51"E) (chord 22.97 feet) (delta 38°19'11") for 23.41 feet to a point of compound curvature; Southerly along an arc of a curve to the right of radius 2,230.17 feet (chord bearing S03°03'59"E) (chord 63.94 feet) (delta 01°38'34") for 63.94 feet to a point of reverse curvature; Southerly along an arc of a curve to the left of radius 91.00 feet (chord bearing S16°18'00"E) (chord 44.20 feet) (delta 28°06'37") for 44.65 feet to a point of tangency; S30°21'19"E for 33.05 feet to a point of curvature; Southerly and Southwesterly along an arc of a curve to the right of radius 35.00 feet (chord bearing S29°48'16"W) (chord 60.72 feet) (delta 120°19'09") for 73.50 feet to the POINT OF BEGINNING.

PARCEL 3

From the herein above designated "B" run S12°02'37"E for 158.98 feet to the POINT OF BEGINNING.

From said POINT OF BEGINNING run the following courses and distances along the perimeter of Parcel 3: S37°21'20"E for 139.50 feet to a point of curvature; Southeasterly along an arc of a curve to the left of radius 300.00 feet (chord bearing S47°21'20"E) (chord 104.19 feet) (delta 20° 00'00") for 104.72 feet to a point of tangency; S57°21'20"E for 114.24 feet to a point of curvature; Easterly along an arc of a curve to the left of radius 29.00 feet (chord bearing N77°38'40"E) (chord 41.01 feet) (delta 90°00'00") for 45.55 feet to a point of tangency; N32°38'40"E for 30.20 feet to a point of curvature; Easterly along an arc of a curve to the right of radius 20.00 feet (chord bearing N77°38'41"E) (chord 28.28 feet) (delta 90°00'01") for 31.42 feet to a point of tangency; S57°21'19"E for 23.27 feet to a point of curvature; Southerly along an arc of a curve to the right of radius 30.00 feet (chord bearing S12°21'19"E) (chord 42.43 feet) (delta 90°00'00") for 47.12 feet to a point of tangency; S32°38'41"W for 105.79 feet to a point of curvature; Southwesterly and Northwesterly along an arc of a curve to the right of radius 20.00 feet (chord bearing N89°32'24"W) (chord 33.85 feet) (delta

115°37'49") for 40.36 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 79.50 feet (chord bearing N46°11'51"W) (chord 39.74 feet) (delta 28°56'43") for 40.16 feet to a point of tangency; N60°40'13"W for 17.76 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 100.00 feet (chord bearing N81°30'46"W) (chord 71.16 feet) (delta 41°41'06") for 72.75 feet to a point of tangency; S77°38'41"W for 45.61 feet to a point on a non-tangent curve; Westerly along an arc of a curve to the right of radius 71.50 feet (chord bearing N85°05'45"W) (chord 42.43 feet) (delta 34°31'24") for 43.08 feet to a point of reverse curvature; Westerly along an arc of a curve to the left of radius 263.50 feet (chord bearing N74°38'46"W) (chord 62.51 feet) (delta 13°37'27") for 62.66 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the right of radius 30.00 feet (chord bearing N49°12'13"W) (chord 32.02 feet) (delta 64°30'34") for 33.78 feet to a point of reverse curvature; Northwesterly along an arc of a curve to the left of radius 50.00 feet (chord bearing N31°39'20"W) (chord 25.39 feet) (delta 29°24'49") for 25.67 feet to a point on a non-tangent line; N46°21'19"W for 62.73 feet to a point of curvature; Westerly along an arc of a curve to the left of radius 35.00 feet (chord bearing N67°32'54"W) (chord 25.31 feet) (delta 42°23'11") for 25.89 feet to a point of reverse curvature; Northwesterly and Northerly along an arc of a curve to the right of radius 35.00 feet (chord bearing N38°15'03"W) (chord 54.01 feet) (delta 100°58'54") for 61.69 feet to a point of compound curvature; Northerly along an arc of a curve to the right of radius 254.00 feet (chord bearing N19°01'46"E) (chord 60.06 feet) (delta 13°34'44") for 60.20 feet to a point of compound curvature; Northeasterly along an arc of a curve to the right of radius 690.08 feet (chord bearing N30°16'53"E) (chord 107.38 feet) (delta 08°55'29") for 107.49 feet to a point of compound curvature; 30.00 feet (chord bearing N88°41'39"E) (chord 48.51 feet) (delta 107°54'03") for 56.50 feet to the POINT OF BEGINNING.

Net area for Lot 17 contains 1,892,175 square feet (43.44 acres), more or less.

WHEREAS, the property was originally rezoned in case number 87-03-10-DRI [with subsequent amendments in case numbers 87-03-10-DRI(a), 87-03-10-DRI(b), 87-03-10-DRI(c), 87-03-10-DRI(d), and 96-02-220.13A 01.01]; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public

resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval to a Commercial Planned Development on a project known as Cypress Cove at HealthPark Florida is **APPROVED** to include the following deviation:

Deviation 8 from section 34-2020(1)c. of the LDC which requires 1.5 parking spaces for one bedroom units and 1.75 parking spaces for two bedroom units, in multiple family buildings, to allow 0.75 parking spaces per one bedroom unit and 0.875 parking spaces per two bedroom unit in multiple family buildings.

Approval is subject to the following conditions:

1. The Development must be in compliance with the Revised Master Concept Plan, entitled HealthPark Florida, dated December 1996, and stamped received by the zoning counter December 16, 1996.
2. The terms and conditions of the original zoning resolutions and amendments thereto remain in full force and effect.
3. Deviation 8 shall only apply to the project referred to as Cypress Cove at HealthPark Florida as shown on the attached site plan dated December 1996, Sheet 3 of 32, prepared by Johnson Engineering, Inc. and stamped received by the zoning counter December 16, 1996.
4. Deviation 8 is incorporated into the Parking Space Calculations table for Cypress Cove at HealthPark Florida attached hereto and incorporated by reference to the Revised Master Concept Plan, dated December 1996, and stamped received by the zoning counter December 16, 1996.
5. Site Plan PD-97-002 is hereby **APPROVED** and adopted. A reduced copy is attached hereto.

DULY SIGNED this 13th day of February, A.D., 1997.

BY: Mary Gibbs
Mary Gibbs, Director
Department of Community Development



